STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Part one

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Sid | Surname: Bullock

Company name:

Street address: Heaton Road
Rushton Spencer

Town/City: Macclesfield
County: Cheshire
Country:
Postcode: SK11 0SQ

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: | First Name: Bruce | Surname: Daniel

Company name: Daniel & Hulme

Street address: 66,Derby Street

Town/City: Leek
County: Staffordshire
Country:
Postcode: St13 5AJ

	Country Code	National Number	Extension Number
Telephone number:		01538383339	
Mobile number:			
Fax number:			

Email address: brucedaniel@danielandsons.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Erection of Agricultural Storage Building.

Has the building, work or change of use already started? ( ) Yes (•) No

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4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Springfield House

Street address: Heaton

Rushton Spencer

Town/City: MACCLESFIELD

County:

Postcode: SK11 0SH

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 394172

Northing: 362598

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ( ) Yes (•) No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (•) No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (•) No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Concrete Panels

Roof - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Painted Corrugated Steel

Windows - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

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10. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Sheet metal

Boundary treatments - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Timber fence around forecourt.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Grass

Description of *proposed* materials and finishes:

Concrete.

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Others - description:

Type of other material: Guttering

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

PVC

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Plan to scale 1:100
Justification.
Design & access statement.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	1	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

None produced

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ( ) Yes (•) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

Pasture

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ◉ Yes ○ No ○ Unknown

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
OTHER	Please specify			84.0	84.0
	Total	0.0	0.0	84.0	84.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 100 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Storage of Agricultural machinery, Cattle feed and Bedding

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Bruce Surname: Daniel

Person role: Agent Declaration date: 14/05/2008 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: Bruce Surname: Daniel

Person role: Agent Declaration date: 14/05/2008 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

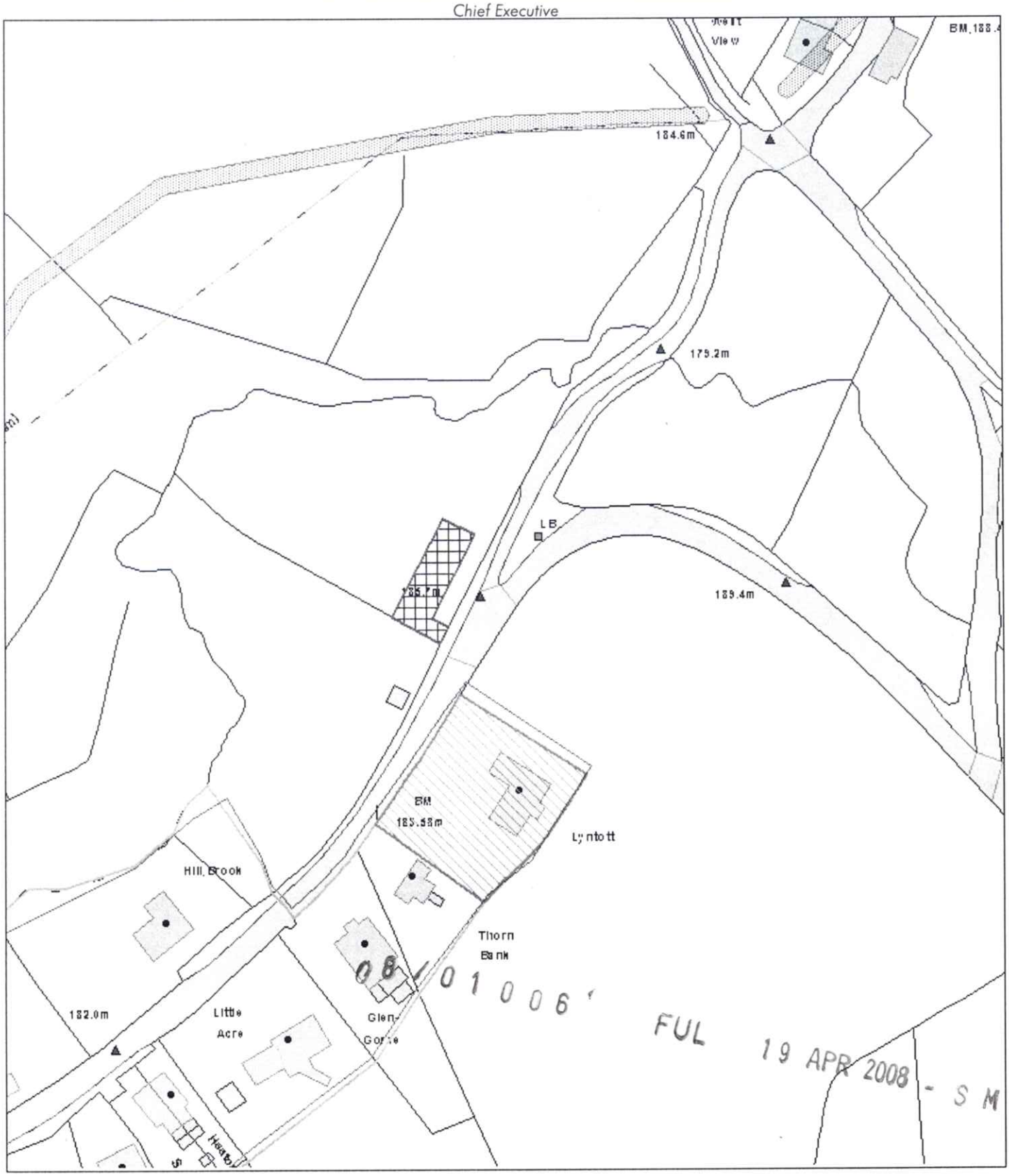
Date 14/05/2008

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STAFFORDSHIRE moorlands DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MILAM
Chief Executive

Reference:	**08/01006/FUL** **Heaton**



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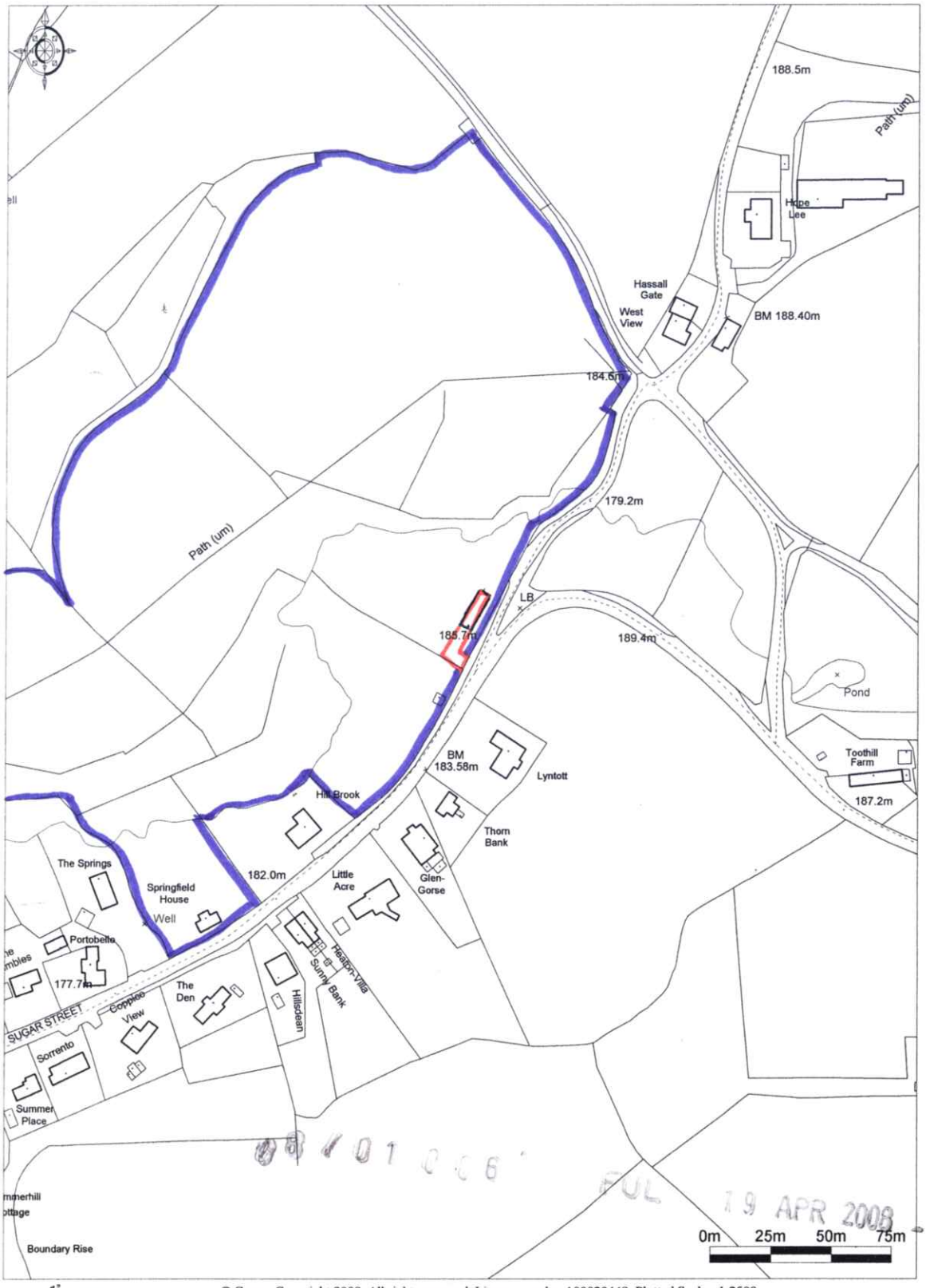
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Organisation	SMDC
Department	Planning
Description	

www.staffsmoorlands.gov.uk
Telephone: 0845 605 3010 • DX 16361 Leek
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.

INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE



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PROPOSED AGRICULTURAL BUILDING
OS 2277 SPRINGFIELD HOUSE App 47668

Daniel & Hulme

ACCESS & DESIGN STATEMENT

RELATING TO APPLICATION FOR

AGRICULTURAL BUILDING IN OS 2277
AT
SPRINGFIELD HOUSE
HEATON ROAD
RUSHTON SPENCER

NATIONAL GRID 9428/6271

****

Existing Setting;
The site is a gently sloping pasture field falling from the roadway at the south-east towards a brook course at the north-west. The site is sheltered from Heaton Road by an established deciduous hedge. Access is gained from an existing agricultural entrance which serves the field and the adjoining enclosure in which is situated a timber and corrugated iron pole Barn providing livestock accommodation and storage.

The nearest dwelling house is Lyntott, 40 metres to the south. The site is visible in wintertime from properties to the north east, 150 metres distant.

Size & Site of Proposal;
The proposed building is a portal framed steel structure with side cladding in reinforced concrete panels with a pitched coloured corrugated metal roof. The building has a length of 13.7 metres to the roadway with a width of 6.9 metres. At the southern gable a vehicle entrance door is proposed with the remainder of the elevations being blank to maintain security.

In order to achieve a level base for the building it will be necessary to excavate a depth of one metre on the eastern side with resultant sub-soil being used to infill the western portion of the site and to grade into the adjoining pasture surface. The result is that the ridge height, which is 4.75 metres above ground level, will be reduced effectively to 3 metres above road level and will be partially screened by the existing roadside hedge.

There is no effluent produced through the use. The roof water will be captured in troughs for livestock watering.

Daniel & Hulme

Position and Impact on living conditions of neighbours;
Access to the property is restricted to the southern gable and therefore the use of the building will not be visible from the two properties to the north. The proposed forecourt to give access to the building and provide a sheep handling area is 2 metres below the floor level of the nearest residential property and is not overlooked by the principal windows in that bungalow residence.

The design of the building, with a roof and eaves cladding in painted corrugated metal, is intended to provide a dark green structure to blend into the countryside. The concrete panels providing the curtain walling can, if necessary, be coloured. The general appearance of the building is of a modern agricultural unit.

Signed: .....

Daniel & Hulme
66 Derby Street
Leek
Staffs
ST13 5AJ

Dated: 15th May 2008

Daniel & Hulme

AGRICULTURAL JUSTIFICATION

FOR

AGRICULTURAL BUILDING IN OS 2277
AT
SPRINGFIELD HOUSE
HEATON ROAD
RUSHTON SPENCER

NATIONAL GRID 9428/6271

****

Farm Enterprise;
The land forms part of a Smallholding owned by Mr S Bullock of Springfield House, Heaton Road, Rushton Spencer. The property comprises 15 acres (6.07 hectares) of meadow and pasture land surrounding the dwelling house, together with a further 5 acres (2.02 hectares) being situated farther along Heaton Road.

The enterprise comprises the rearing of Rare Breed Sheep, for Showing, Meat and Wool.

The existing accommodation on the Holding, to the south of the proposed site, comprises a timber pole Barn of 40 sq. metres in extent, used for storage and temporary housing of livestock at lambing time. The enterprise maintains one tractor, a mounted hay making machine, a saw bench and various small tools. In addition, there is the requirement for the storage of 500 bales of hay and 100 bales of straw. The building, in addition, provides over-wintering accommodation for the owners house cow.

Proposal;
The application is for a building totalling 84 sq. metres in extent, having a width of 6.09 metres and a length of 13.7 metres. The structure will have a concrete floor and will provide secure storage for the farm implements and fodder. The livestock will continue to be housed, as and when necessary, in the existing building.

The facility is intended to provide secure storage for the machinery and produce in a position which is 70 metres from the dwelling house and out of sight thereof. Security therefore has been a prime consideration in the design. In addition, a concrete surfaced forecourt is proposed to provide access to the building and would also double as a sheep handing area.

Signed: ..... Dated: 15th May 2008

Daniel & Hulme
66 Derby Street
Leek, Staffs
ST13 5AJ